


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
ALEXANDRA MEADOWS OWNERS ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Tarrant §

1. Name of Subdivision: Alexandra Meadows
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Alexandra Meadows Owners Association
4. Recording Data for Association: Plat is filed at Tarrant County under Instrument Number D203311340
5. Recording Data for Declaration: Declaration is filed in the Real Records of Tarrant County, Texas, together with any other filings of records (if any) at the county on or about August 22, 2003, under Instrument Number D203311340

Bylaws for the Association are filed under Document No. D207135903

Amendment of Annexation of Phases 5 & 6 of Alexandra Meadows is filed under Document No. D205220202, Phase 4 is filed under Document No. D205012102, Phase 3 is filed under Document No. 204178332 and Phase 2 is filed under Document No. D203471106

Articles of Incorporation were filed with the State of Texas on 8/26/2003

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Resolutions, Policies, and Guidelines are filed under Document No. D218018161
Billing Policy and Payment Plan Guidelines
Violation Enforcement Resolution
Conflict of Interest Policy
E-mail Registration Policy
Flag Display Guidelines
Drought-Resistant Landscaping and Natural Turf Guidelines

Membership Voting Policy
 Rainwater Collection Devices
 Records Inspection Policy
 Records Retention Policy
 Religious Item Display
 Roofing Material Guidelines
 Solar Energy Device
 Guidelines for Land Use of Adjacent Lots

Update to Mailing Address and Contact Information filed under Document No. D218208441

Alexandra Meadows Owners Association Violation Enforcement Resolution and Pool Rules are filed under Document No. D219076098

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capitalization Fee - \$150.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

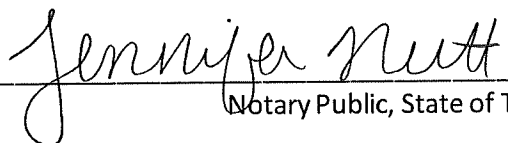
Alexandra Meadows Owners Association

By: 
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association
Management, the Managing Agent of Alexandra Meadows Owners Association, on behalf of said
association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

